117 BROADWAY

ARLINGTON, MA



· GSF	
Basement	N/A (Mechanical)
Level 1	4,672
Level 2	5,091
Level 3	5,091
Level 4	4,576
TOTAL GSF	19,430

UNIT MIX	
NUMBER	Count
Level 2	1
1 BED	1
2 BED	3
3 BED	1
Level 3	
1 BED	1
2 BED	3
3 8ED	1
Level 4	
2 BED	4
Total Units	14

OWNER:

ARCHITECT:

DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MEP ENGINEER:

LOCATION MAP

SPECIAL PERMIT October 12, 2016



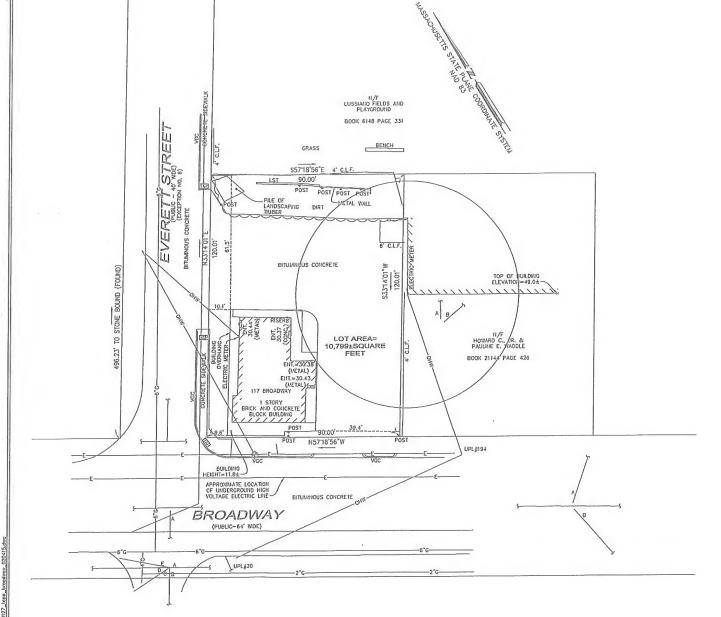
PROJECT NO. 24000.00

ZONING INFORMATION

DISTRICT: VEHICULAR ORIENTED BUSINESS (84)

PERMITTEO USES: RESTAURANT UNDER 2,000 SF IS HOT PERMITTED; RESTAURANT OVER 2,000 SF REQUIRES A SPECIAL FERMIT; SEE TABLE BI SECTIONS 1.04 OF ARLINISTON ZONING CODE FOR ADDITIONAL PERMITTED USES.

**ZONING REFORMATION COTAMIED FROM "ZONING CERTIFICATE", PREPARED BY ZONING SOLUTIONS, INC., AND DATED JUNE 16, 2014.



LEGEND

	CATCH BASIN CABLE TELEVISION MANHOLE DRAIN MANHOLE ELECTRIC MANHOLE HISCELLANGOUS MANHOLE SEWER MANHOLE TELEPHONE MANHOLE GAS SHUT-OFF WATER SHUT-OFF
GG O WG O SS O UP TO	GAS GATE WATER GATE FIRE HYDRANT DOWN SPOUT UTILITY POLE
UP W/ UE TO LIS+ LL-+ LST HH = TC O	UTILITY POLE WITH CONDUIT LINE TO GROUND LIGHT POLE LIGHT BOLLARD LANDSCAPE LIGHT LANDSCAPE TIMBER HAND HOLE TRASH CAN
MP • CP • Pu • S • 12 - { }	METAL POST CONCRETE POST PARKING METER SIGN POST DECIDIOUS TREE WITH TRUNK DIAMETER CONFEROUS TREE WITH TRUNK DIAMETER
30,00 CLF BB SGC VGC VCC	HANDICAP PARKING SPOT ELEVATION CHAIN LINK FENCE BITMINIOUS CONCRETE BERLI SLOPED GRANITE CURB VERTICAL GRAVITE CURB VERTICAL CONCRETE CURB
R= IH= IMPV TOM= EC= TW CATV 0 E G S	RIH ELEVATION EQUALS INVERT ELEVATION EQUALS TOP OF HOOD ELEVATION EQUALS NO PIPES MISIBLE TOP OF WATER BOTTOM CENTER OF CHAMMEL TOP OF WALL ELEVATION UNIDERGROUND CABLE TELEVISION LINE UNDERGROUND CABLE TELEVISION LINE UNDERGROUND ELECTRIC LINE UNIDERGROUND ELECTRIC LINE UNIDERGROUND ELECTRIC LINE UNIDERGROUND SELVER LINE UNIDERGROUND TELEPHONE LINE UNIDERGROUND WATER LINE UNIDERGROUND WATER LINE UNDERGROUND WATER LINE UNDERGROUND WATER LINE UNDERGROUND WATER LINE
•	BENCH MARK

UTILITY INFORMATION STATEMENT

- 1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED. BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY, THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
- 2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
- 3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
- 4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.
- 5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
- 6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
- 7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

TABLE A ITEMS:

- 3. THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIH) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS.
 COMMUNITY PANEL NO. 25017C0417E, EFFECTIVE DATE: JUNE 4, 2010.
- THERE WAS NO SURFACE EVIDENCE OF BUILDING CONSTRUCTION AT THE TIME OF THE SURVEY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES TO THE ABUTTING RIGHT—OF—WAY LINES.
- THERE WAS NOT SURFACE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP AT THE TIME OF THE SURVEY.
- 19. WETLANDS DO NOT APPEAR TO BE PRESENT ON SITE BASED ON INFORMATION AVAILABLE AT THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE PRESENCE OF VETLANDS HAS NOT BEEN CONFIRMED BY AN ENVIRONMENTAL SCIENTIST TRAINED IN THE

EXHIBIT A

A CERTAIN PARCEL OF LAND SITUATED IN ARLHIGTON, MIDDLESEX COUNTY, MASACHUSETTS, WITH THE BULLDINGS HERRON, BEING SHOWN A 50:7:1 ON A PASA ENTITED "SUB-DIVISION OF LAND IN ARRHIGTON, MASSACHUSETTS", DATED FEBRUARY, 1932 JOS. J. SULLYMAI, CE., RECORDED WITH MIDDLESEX SOUTH DISTINCT DEEDS, BOOK 7865 PAGE 553, AND BEING BOUNDED AND DESCRIBED AS

MORTHEASTERLY BY LAND OF THE TOWN OF ARLINGTON, MINETY (90) FEET; SOUTHEASTERLY BY LOT 2 AS SHOWN ON SAID PLAN, ONE HUNDRED TWENTY AND 01/100 (120.01) FEET;

SOUTHWESTERLY BY BROADWAY AS SHOWN ON SAID PLAN, NINETY (90) FEET; AND HORTHWESTERLY BY EVERETT STREET AS SHOWN ON SAID PLAN, ONE HUNDRED TWENTY AND 01/100 (120.01) FEET.

CONTAINING 10,800 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

HOTE: THIS POLICY OMES ANY CONSTRUINS, CONDITIONS OR RESTRICTIONS REFERRED TO BELLOW. F ANY, DASSED UPOER RAME, COLOR, RELICION, ESC. SCAULA, GRIENTATION, FAMILIAL STATUS. HABSTEL STATUS, EISABUTY, HANDICAP, HANDITAL GRIGH, ANGESTRY, OR SOURCE, OF WICKLE, AS SEE FORTH IN APPLICABLE STATE OR RESTRICTION. ARE PERMITTED BY APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COMEINATIS, CONDITIONS OR RESTRICTIONS ARE PERMITTED BY APPLICABLE STATE OR FEDERAL LAW.

I. DEFECTS, UEIS, ENCUMBRANCES, ADVERSE CLAMS OR OTHER MATTERS, IF. ANY, CREATED FIRST AFFEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE OF THE REPORSED INSURED ACQUERES FOR YALL OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. RIGHTS OR CLAMS OF PARTIES IN POSSESSION

- 3. THE FOLLOWING MATTERS SHOWN ON PLAN OF SURVEY ENTITLED "TOPOGRAPHIC PLAN OF LAWD 117 BROADWAY ARUNGTON, MASSACHUSETTS" PREPARED FOR: HOUSING CORPORATION OF ARUNGTON DATED FEBRUARY 19, 2014 SCALE 1" = 20" PROJECT 1027 BY INTSCH ENGINEERING
- A. OVERHEAD WRE ON EVERETT STREET CROSSES CORNER OF LAND TO UTILITY FOLE ON EROADWAY.
- B. POSSIBLE ENCROACHMENT OF 6' CHAMI LINK FERCE AND OTHER FENCE OVER BOUNDARY WITH LAND N/F HOWARD C. JR. & PAULINE E. WADDLE;
- C. EHCROACHMENT OF 4' CHAIN LINK FENCE OVER BOUNDARY LINE WITH HI/F LUSSIANO FIELDS AND PLAYGROUND
- 4. ANY UEN, OR RIGHT TO A UEN, FOR SERVCES, LABOR OR MATERIALS HERETOFORE OR HEREAFIER FURNISHED, IMPOSED BY LAW AND HOT SHOWN BY THE PUBLIC RECORDS. (HOT A SURVEY HATTER)

SO, SUCH MATTERS AS WOULD BE DISCLOSED BY A CURRENT CERTIFICATE OF MUNICIPAL LIENS, 110TE(): ITEMS 2 AID 4 MUL, BE REVISED OR DELETED UPON RECEPT OF A SAMESACIORY AFFOAKT AS TO PARTES HI POSSESSION AND MECHANGS' LIEN'S MUL, BE DELETED OR REVISED UPON RECEPT OF A SAMESACIORY SURVEY AND SURVEYOR'S REPORT, TIEMS SMIL, BE REVISED UPON RECEPT OF CERTIFICATE OF DIMOGRAL LIENS, (INT. A SURVEY MATTER).

6. TAKING BY THE TOWN OF ARUNGTON FOR THE LAYOUT OF EVERETT STREET, RECORDED AT BOOK 10509 PAGE 483. (EVERETT STREET AS SHOWN ON THE SURVEY). ORDER FOR SIDEWALK CONSTRUCTION BY THE TOWN OF ARLINGTON, RECORDED AT BOOK 13305 PAGE 17. (NOT PLOTTABLE)

TO: HOUSING CORPORATION OF ARLINGTON, A MASSACHUSETIS NONPROFIT CORPORATION FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TOGETHER WITH THEIR SUCCESSORS AND/OR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOHNILY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(b)(1), 8, 9, 11(a), 13, 14, AND 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/19/2014.

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 14-0011 TN-FN EFFECTIVE DATE: FEBRUARY 13, 2014

GRAPHIC SCALE SCALE: 1"=20'

PAUL R. LEBARON, P.L.S.

ASSIGNS; AND LEADER BANK, N.A.:

DATE

Nitsch Engineering

www.nitscheng.com 2 Center Plaza, Suite 430 Boston, MA 02108

T: (617) 338-0063

 Civil Engineering ► Land Surveying

► Transportation Engineering ▶ Sustainable Site Consulting

▶ Planning F: (617) 338-6472 | ► GIS

PROJECT # 10127 FILE: 10127_TOPO_Brod SCALE: 1"=20' DATE: 2/19/2014 PROJECT MANAGER: PRI FIELD BOOK REV. DATE ALTA/ACSM LAND TITLE SURVEY 117 BROADWAY

ARLINGTON, MASSACHUSETTS

PREPARED FOR: HOUSING CORPORATION OF ARLINGTON 20 ACADEMY STREET, ARLINGTON, MASSACHUSETTS 02476 OF



